

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 17, 1970

Appeal No. 10430 N. W. and H. K. Feldman, appellants

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of July 21, 1970.

ORDERED:

That the appeal for permission to change and extend nonconforming use from a chancery to law offices or in the alternative variance to permit same at 2017-19 Q Street, N.W., lots 81 and 82, Square 93 be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property is improved with two 2-story structures which were formerly used as a chancery.
3. The appellant requests permission to change and extend a nonconforming use from a chancery to law offices or variance to permit the same.
4. The premises will be occupied by five attorneys, three secretaries, with one receptionist.
5. Opposition was registered at the public hearing to the granting of this appeal.
6. The appellant appeared at the July public hearing and requested a reconsideration of the Board's previous denial and the appellant based his request on the following points:
  - a. The subject property is within 500 feet of the proposed transit stop;
  - b. The present land use within the square supports the

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relief requested; and

c. The subject properties are small townhouses that are well worth saving.

OPINION:

We are of the opinion that this proposed change and extension of this nonconforming use will have an adverse affect upon the future development of the neighborhood and will substantially impair the purpose, intent and integrity of the Zoning Regulations and Map.

We are of the further opinion that the appellant has failed to prove a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

The appellant's request for reconsideration is also denied in that the appellant has failed to meet the requirements of Section 8204 of the Zoning Regulations.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board